



Order Filed on April 28, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
**Caption in Compliance with D.N.J. LBR 9004-1**

KML Law Group, P.C.  
By:  
Denise Carlon, Esquire  
216 Haddon Avenue, Ste. 406  
Westmont, NJ 08108  
215-627-1322  
Attorneys for Movant: Nationstar Mortgage LLC

In Re:

Avraham D. Manheim  
Sylvia Manheim  
Debtors

Case No.: 17-33851 MBK

Chapter: 11

Hearing Date:

Judge: Michael B. Kaplan

## ORDER APPROVING LOAN MODIFICATION

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: April 28, 2018**

  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Upon the motion of Nationstar Mortgage LLC, to Approve Loan Modification Agreement as to certain property as hereinafter set forth, and for cause shown, it is

**ORDERED THAT:** the Loan Modification is hereby APPROVED with regard to the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as 807 Forest Ave, Lakewood, NJ 08701**

☐ Personal Property More Fully Describes as:

**IT IS FURTHER ORDERED THAT** the event a loan modification is completed and the pre-petition arrears are capitalized into the loan, secured creditor shall withdraw the claim without prejudice or amend the arrearage portion of its proof of claim to the amount paid by the Trustee to date within thirty (30) days of completion of the loan modification; and

The Chapter 13 Trustee shall suspend disbursements to secured creditor pending completion of the loan modification and all money that would otherwise be paid to the secured creditor be held until the claim is withdrawn or amended or the Trustee is notified by secured creditor that the modification was not consummated; and

In the event that the modification is not consummated, the secured creditor shall notify the Trustee and Debtor's attorney of same. Any money that was held by the Trustee pending the completion of the modification shall be paid to the secured creditor; and

In the event the Proof of Claim is withdraw or amended, the Trustee may disburse the funds being held pursuant to this Order to other creditors in accordance with the provisions of the confirmed plan; and

Debtor shall file a Modified Chapter 13 Plan and Amended Schedule J within twenty (20) days of the date of this Order.

With respect to any post-petition orders, claims for post-petition mortgage arrears, and orders for creditor's attorney fees which are being capitalized into the loan, secured creditor will amend any and all post-petition orders or claims within 30 days after completion of the loan modification.

## Imaged Certificate of Notice Page 3 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Avraham D. Manheim  
Sylvia Manheim  
DebtorsCase No. 17-33851-MBK  
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903Page 1 of 2  
Total Noticed: 1

Date Rcvd: Apr 30, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 02, 2018.  
db/jdb Avraham D. Manheim, Sylvia Manheim, 807 Forest Ave, Lakewood, NJ 08701-2627

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 02, 2018

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 30, 2018 at the address(es) listed below:

Adam S. Kessler on behalf of Creditor Land Line Equities LLC akessler@kesslerlaw.com  
Charles G. Wohlrab on behalf of Creditor U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Ba cwohrlab@logs.com, njbankruptcynotifications@logs.com  
Charles H. Jeanfreau on behalf of Creditor Deutsche Bank National Trust Charlesj@w-legal.com, BNCmail@w-legal.com  
Charles H. Jeanfreau on behalf of Creditor Citibank, N.A., as successor Trustee to U.S.. Bank National Association, as Trustee for MASTR Alternative Loan Trust 2006-1, Mortgage Pass Through Certificates, Series 2006-1 Charlesj@w-legal.com, BNCmail@w-legal.com  
Charles H. Jeanfreau on behalf of Creditor Specialized Loan Servicing LLC as servicer for Citibank, N.A., as successor Trustee to U.S. Bank National Association, as Trustee for MASTR Alternative Loan Trust 2006-1, Mortgage Pass-Through Certif Charlesj@w-legal.com, BNCmail@w-legal.com  
Charles H. Jeanfreau on behalf of Creditor Specialized Loan Servicing LLC (SLS), as servicer for Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2005-A, Home Equity Mortgage Loan Charlesj@w-legal.com, BNCmail@w-legal.com  
Denise E. Carlson on behalf of Creditor NATIONSTAR MORTGAGE LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
Jeanette F. Frankenberg on behalf of Creditor Seterus, Inc., as authorized sub-servicer for Federal National Mortgage Association ('Fannie Mae'), a corporation organized and existing under the laws of the United States of America cmecf@sternlav.com  
Jeffrey M. Sponder on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov, jeffrey.m.sponder@usdoj.gov  
Jordan Seth Blask on behalf of Creditor PNC Bank, National Association jblask@tuckerlaw.com, agilbert@tuckerlaw.com/cabbott@tuckerlaw.com  
Keith A. Bonchi on behalf of Creditor City of Trenton keith@gmslaw.com  
Laura M. Egerman on behalf of Creditor NATIONSTAR MORTGAGE LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com/legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION bkyecf@rasflaw.com, bkyecf@rasflaw.com/legerman@rasnj.com  
Marlena S. Diaz-Cobo on behalf of Creditor Park Place 2 Condominium Association, Inc. mdiaz-Cobo@theassociationlawyers.com  
Marlena S. Diaz-Cobo on behalf of Creditor Leisure Village East Association, Inc. mdiaz-Cobo@theassociationlawyers.com  
Miriam Rosenblatt on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION bkyecf@rasflaw.com, mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor WILMINGTON TRUST, COMPANY AS TRUSTEE bkyecf@rasflaw.com, mrosenblatt@rasflaw.com  
Rebecca Ann Solarz on behalf of Creditor NATIONSTAR MORTGAGE LLC rsolarz@kmlawgroup.com  
Robert P. Saltzman on behalf of Creditor Seterus, Inc., as authorized sub-servicer for Federal National Mortgage Association ('Fannie Mae'), a corporation organized and existing under the laws of the United States of America dnj@pbslaw.org

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Page 2 of 2  
Total Noticed: 1

Date Rcvd: Apr 30, 2018

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Sherri J. Braunstein on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,  
AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK N.A., AS  
TRUSTEE, FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORT nj.bkecf@fedphe.com, nj.bkecf@fedphe.com  
Stuart J. Lieberman on behalf of Creditor Coventry Square Condominium Association  
dkn@liebermanblecher.com  
Timothy P. Neumann on behalf of Joint Debtor Sylvia Manheim timothy.neumann25@gmail.com,  
btassillo@aol.com/geoff.neumann@bnfsbankruptcy.com  
Timothy P. Neumann on behalf of Debtor Avraham D. Manheim timothy.neumann25@gmail.com,  
btassillo@aol.com/geoff.neumann@bnfsbankruptcy.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
William M.E. Powers on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com  
William M.E. Powers, III on behalf of Creditor U.S. Bank National Association, as Trustee,  
successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of  
America, N.A., as Trustee, successor by merger to LaSalle Ba ecf@powerskirn.com  
William M.E. Powers, III on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com  
TOTAL: 27